



Petition Number: 2307-DDP-18

Project Name: Westgate Central Park

Subject Site Address: 2040 Mildred Rd. (the "Property")

Petitioner: Lennar Homes of Indiana

Representative: Kimley-Horn and Associates Inc.

Request: Detailed Development Plan review of a proposed residential community amenity center on 7.73 acres +/- in the Westgate PUD zoning district.

Current Zoning: Westgate PUD Ord. 06-37 as amended

Current Land Use: Vacant

Approximate Acreage: 7.73 acres +/-

Property History: Westgate PUD Ord. 06-37 (0603-PUD-05)
Westgate PUD Amendment I Ord. 19-56 (1911-PUD-42)
Overall Development Plan (1901-ODP-02)
Primary Plat (1901-SPP-02)
Secondary Plat Section 1 (1910-SFP-56)

Exhibits: 1. Location Map
2. Staff Report
3. Administrative Approval
4. Site Plan
5. Landscape Plan
6. Architectural Elevations

Staff Reviewer: Weston Rogers, Associate Planner

PROCEEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The Westgate Planned Unit Development (PUD) Zoning District Ordinance 06-37 delegated the Detailed Development Plan approval for the Westgate amenity area improvements to Community Development Department Director.

BACKGROUND

The Property is currently zoned the Westgate PUD District.

Ordinance 06-37, Westgate PUD (0603-PUD-05), was approved at the September 14, 2006, City Council meeting. Ordinance 19-56, Amendment I to the Westgate PUD, was approved at the November 25, 2019, City Council meeting.

The Overall Development Plan (1901-ODP-02) and Primary Plat (1901-SPP-02) were approved at the February 19, 2019, Plan Commission meeting.

The Secondary Plat for Section 1 of Westgate, the section the proposed amenity center is located, was recorded on May 6, 2021.

DETAILED DEVELOPMENT PLAN

Article 10.7 of the UDO

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).



- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 20) Misc.

DEVELOPMENT PLAN REVIEW CRITERIA

Westgate PUD District Ord. 06-37 (as amended); WC Sec. 16.04.165 (in force at time of Westgate PUD Ordinance Adoption)

The plans comply.

- 21) Site Access and Site Circulation
 - a) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
 - b) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development;
 - c) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
 - d) Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.
- 22) Landscaping – See WC 16.06
- 23) Lighting – See WC 16.07
- 24) Signs – See WC 16.08
- 25) Building Orientation
 - a) No loading spaces or loading docks shall be permitted to face a public street

- b) Loading spaces or loading docks facing or oriented to a side or rear lot line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

26) Building Materials.

- a) In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roofline treatments, and roofing materials that are compatible with and consistent with residential construction methods and materials.

DISTRICT STANDARDS

Westgate PUD District Ord. 06-37 (as amended); WC 16.04.030 (in force at time of Westgate PUD Ordinance Adoption)

The plans comply.

27) Permitted Uses

- a) Permitted Uses in the residential areas of Westgate Planned Unit Development, identified as Crest side, Gardenside, Parkside, Villas and Commons on the Concept Plan, shall include the following:
 - i) Single-family attached and detached residential and accessory uses, together with model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons;
 - ii) Residential common areas and Home Owners Association owned amenity areas along with accessory uses, structures, and improvements located thereon; and
 - iii) Home Occupations shall be permitted per the terms and conditions of the SF3 District in force at the time of the filing of this Westgate PUD.
 - iv) Public or private schools along with accessory uses, sports and recreation facilities, structures and related school improvements (permitted only in the Crest side area identified on the concept plan as "Possible Future School Site").

28) Minimum Lot Area

- a) Single family - not less than 12,000 square feet
- b) Two-family (duplexes) - corner lots no less than 15,000 square feet

29) Minimum Lot Frontage on Roads



- a) Not less than 50 feet for single family and duplexes

30) Minimum Setback Lines

- a) Front yard - 20 feet
- b) Side yard - 10 feet except corner lots when 20 feet will also apply to side yard on road.
- c) Rear Yard - 30 feet
- d) Minimum lot width a building line
 - i) Single family - 80 feet
 - ii) Duplexes on corner lots - 90 feet

31) Maximum building height

- a) Not to exceed 25 feet

32) Minimum ground level square footage, exclusive of porches, terraces and garages

- a) Single Family
 - i) Single Story - 1200 square feet
 - ii) Two Story - 800 square feet
 - iii) Tri-level- 800 square feet (basement & 1st level)
 - iv) Story and one-half - 800 square feet

33) Parking

- a) Off-street parking shall be provided in accordance with the provisions in this ordinance.

DEVELOPMENT STANDARDS

Westgate PUD Ord. 06-37 (as amended) and Chapter 6 of the UDO

The plans comply.

34) Accessory use and Building Standards (UDO Article 6.1):

- a) Screening of Receptacles and Loading Areas:

35) Architectural Standards (Ord. 06-37, as amended)

- A. Building Materials (Ord. 06-37, Exhibit 4, WC 16.04.165 Development Plan Review)
 - a. In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roofline treatments, and roofing materials that are compatible with and consistent with residential construction methods and materials.
- B. Residential Architectural Guidelines (Exhibit B, Ord. 19-56, Amendment I to Westgate PUD)

36) Building Standards (UDO Article 6.4)

37) Fence Standards (UDO Article 6.5)

38) Height Standards (UDO Article 6.6)

39) Landscaping Standards (WC 18.01.010 and Westgate PUD Ord. 06-37)

A. Content of Landscape Plan

B. Selection, Installation, and Maintenance of Plant Materials

C. General Landscape Design Standards

- a. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.

Clubhouse Building			
1 shrub / 40 LF	Required	Provided	Deficient
West Façade = 100 LF	3	3	0
East Façade = 100 LF	3	3	0

Tennis Court Fencing			
1 shrub / 40 LF	Required	Provided	Deficient
North Fence = 120 LF	3	3	0
South Fence = 120 LF	3	3	0

Pickleball Courts Fencing			
1 shrub / 40 LF	Required	Provided	Deficient
North Fence = 107 LF	3	3	0
South Fence = 107 LF	3	3	0

- b. Detention / Retention Basins and Ponds – Detention / retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

D. On-Site and Street Frontage Landscaping Requirements

a. On-site Standards

Required On-Site Landscaping (per approved Overall Development Plan (1901-ODP-02) (here))			
	Required	Provided	Deficient
Shade Trees	89	89	0
Ornamental Trees	52	52	0
Evergreen Trees	34	34	0



E. Parking Area Landscaping

a. Interior Parking Lot Landscaping

- i. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces.
- ii. 25-49 parking spaces = 7.5% of the vehicular use area to be landscaped

Parking Area Landscape			
7.5% of parking area	Required	Provided	Deficient
10,087 SF x .075	757 SF	757+	0

b. Perimeter Parking Lot Landscaping

40) Lighting Standards (WC 16.07.010)

- A. The Real Estate shall be developed in compliance with Exhibit "19", the Town's "Lighting Standards" set forth in Section we 16.07 of the Zoning Ordinance in effect at the date of filing of this Westgate PUD.

41) Lot Standards (UDO Article 6.10)

42) Outside Storage and Display (UDO Article 6.12)

43) Outdoor Café and Eating Areas (UDO Article 6.13)

44) Parking and Loading Standards (UDO Article 6.14)

a) Off-street parking

i) Required Spaces

1. Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

b) Bicycle Parking

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- ii) Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard, dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
- iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and

located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

45) Performance Standards (UDO Article 6.15)

46) Setback Standards (UDO Article 6.16)

47) Sign Standards (PUD Ord. 06-37, Exhibit 18)

48) Vision Clearance Standards (UDO Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

i) Forty (40) feet from intersections of Collectors or Local Streets.

ii) Ten (10) feet from intersections of Driveways or Alleys.

iii) Twenty-five (25) feet from intersections of Private Streets.

49) Yard Standards (UDO Article 6.21)

DESIGN STANDARDS

PUD Ord. 06-37 (as amended) and Chapter 8 of UDO

The plans comply.

50) Easement Standards (UDO Article 8.3)

51) Monument and Marker Standards (UDO Article 8.5)

52) Open Space and Amenity Standards

A. Section 2.7 Amenities and Memberships (Westgate PUD Ord. 06-37)

a. Amenities – The following amenities shall be provided on the Real Estate:

- i. Recreational Trails and Pathway System;
- ii. Focal Parks (to highlight focal points and view sheds);
- iii. Outdoor Plaza;
- iv. Decorative Benches;
- v. Playground Area (1,200 min. SF and equipment as shown on Exhibit "15") (*Ord. 19-56*)
- vi. Gazebo and ~~Pedestrian Bridge~~; (*pedestrian bridge removed via Ord. 19-56*)
- vii. Lake Pavilion Pool-house Facility;
- viii. Adult Swimming Pool;



- ix. Activity Pool; and
 - x. Basketball Court
 - b. The Westgate Commons Area as shown on the Concept Plan will include the lake pavilion pool-house facility, outdoor plaza, decorative benches, adult swimming pool, activity pool, parking area and pathway system, and it shall be as shown on the Westgate Commons Conceptual Plan, attached as Exhibit "16". For Amenity Improvement Procedures, see Exhibit "17".
 - B. Section 3 Amenities and Memberships (Westgate PUD Amendment I PUD Ord. 19-56)
The Amenities and memberships, Section 2.7 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:
 - a. Amenities –
 - i. Pedestrian Bridge (including an island) as illustrated on Page 1 of Exhibit C shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD.
 - ii. A pocket park as illustrated on Page 2 of Exhibit C shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD) and a swing set shall be provided within the pocket park.
 - iii. Exhibit 15 of the Westgate PUD shall be replaced and superseded with the Playground Equipment on illustrated on Page 3 of Exhibit C.
- 53) Pedestrian Network Standards (UDO Article 8.7)
- 54) Storm Water Standards (UDO Article 8.8)
- 55) Street and Right-of-Way Standards (UDO Article 8.9)
- 56) Surety Standards (UDO Article 8.12)
- 57) Utility Standards (UDO Article 8.13)